CPD61985
c.3

Residential Land and Housing Survey
1985, December 31

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

PUBLISHING INFORMATION

AUTHOR:	City and Community Planning Division
DATE:	1986 June
SERIES:	Annual NOTE: The 1978 edition was not published.
ADDITIONAL COPIES:	The City of Calgary Planning Information Centre P.O. Box 2100, Station "M" Calgary, Alberta, Canada T2P 2M5 (403) 268-5360
COMMENTS:	Maps 2 and 3 are also available separately.

Table of Contents

		Page
LIST OF TABLES & MAPS		iv
I	INTRODUCTION	1
II	SUMMARY	1-2
III	METHOD	5-6
	1. Vacant Land with Residential Use Potential in the Peripheral Areas of Calgary	5
	2. Residential Subdivision Plans Registered During 1985	5
	3. Residential Sites on Which Construction Started in 1985	6
	4. The Vacant Residential Sites Inventory	6
	5. Housing Statistics, Calgary 1981 - 1985	6
IV	THE SURVEY	7-43
	1. Vacant Land with Residential Use Potential in the Peripheral Areas of Calgary, 1986, January 1	7
	2. Residential Subdivision Plans Registered in 1985	11
	3. Residential Sites Upon Which Construction Started in 1985	21
	4. Vacant Residential Sites Inventory, 1985, December 31	30
	5. Calgary Housing Statistics, 1981 - 1985	42

Tables & Maps

LIST OF TABLES — **Page**

TABLE 1
Residential Land Reserve Available in the Peripheral Areas 1981-1986 — 7

TABLE 2
Vacant Land in Calgary's Peripheral Areas with a Residential Use Potential (Gross Acres) 1986, January 1 — 8

TABLE 3
Land Subdivided for Residential Purposes 1981-1985 — 11

TABLE 4
New Registered Residential Lots by Land Use Designation 1981-1985 — 11

TABLE 5
Total Gross Area Subdivided for Residential Development by Areas of the City, 1981-1985 — 12

TABLE 6
Calgary Residential Subdivision Plans Registered During 1985, by Areas and Community Districts (1985) — 15-20

TABLE 7
Number of Sites and Acreage on Which Residential Construction Started, 1981-1985 — 21

TABLE 8
Residential Construction Activity by Area (In Net Acres) 1981-1985 — 22

TABLE 9
Low Density Residential Construction Activity, 1981-1985 — 22

TABLE 10 — **Page**
Residential Sites on Which Construction Started in 1985, by Areas and Community Districts (1985), Calgary — 23-29

TABLE 11
Vacant Residential Site Inventory 1981-1985 — 30

TABLE 12
Vacant Residential Sites by Area, 1981-1985 — 31

TABLE 13
Vacant Residential Sites Inventory by Areas and Community Districts (1985), Calgary, 1985, December 31 — 32-41

TABLE 14
Dwelling Units Completed and Under Construction, Calgary, 1981-1985 — 42

TABLE 15
Housing Statistics, Calgary, 1981-1985 — 43

LIST OF MAPS[1]

MAP 1
Areas of Calgary, 1985 — 2

MAP 2
Residential Growth 1946-1985 in Calgary — 3

MAP 3
Vacant Land in Peripheral Areas with a Residential Use Potential, 1986, January 1 — 9

MAP 4
Community Districts of Calgary (1985) — 13

1. All maps showing "Areas" (regions) have been modified this year in order to comply with these regional boundaries adopted in the City's Growth Management Study.

I Introduction

"Residential Land Surveys" for Calgary have been prepared annually by the Planning & Building Department since 1971, December. With the exception of the 1978, January 1 report (which was not released due to the uncertainty over the status of lands approved for annexation to the City) these surveys have been published and made available to the general public. This residential land survey includes the following information:

1. Vacant Land with a Residential Use Potential in the Peripheral Areas, 1986, January 1.
2. Residential Subdivision Plans Registered During 1985.
3. Residential Sites on Which Construction Started in 1985.
4. Vacant Residential Sites Inventory, 1985, December 31.
5. Housing Statistics, 1981-1985.

II Summary

The primary purpose of this report is to present data related to residential land reserves, subdivision activity, absorption and an inventory of vacant residential sites. In addition, statistics are provided to show the production and supply of housing units in Calgary. The information presented indicates that the decline in the development and housing industry which started in 1982 was still continuing in 1985.

A. The inventory of vacant land with residential use potential in the peripheral areas is shown by areas on Table 2. The summary of this survey shows the following land inventory in Calgary's residential growth corridors (gross acres):

Land not approved for development:	4,594
Land for which planning studies are underway:	6,152
Land in areas with approved planning studies:	10,890
Total vacant area with residential use potential:	21,636

The above figures relate to the broad land supply picture and to the major factors affecting it. The report does not take into account local factors (e.g. site servicing) which may affect the exact timing of the development of a particular piece of property.

B. During 1985 the registration of plans created residential sites on 202 net acres through the subdivision of 352 gross acres of raw land. The total gross area subdivided in 1985 was 31.3 per cent higher than the 268 acres subdivided in 1984.

In the low density R-1 and R-2 districts, 1,222 lots were registered in 1985, a figure 41.1 per cent higher than that in 1984. In the Multi-Dwelling districts, 6.0 net acres were created, compared to 9.0 net acres in 1984, a decrease of 33.3 per cent. As in the previous three years, the Northwest Area had the largest share of new residential subdivisions, providing 165 gross acres or 46.9 per cent of Calgary's total. Second was the Southwest Area with 70 gross acres or 19.9 per cent of the City's total.

C. Residential land absorption has also been measured by the number of sites and net acreage on which residential construction started. The present survey recorded 1,873 starts on R-1 lots covering 264 net acres compared to 1,267 starts on 174 net acres in 1984. In the R-2 category, in 1985, 339 starts occurred on 31 net acres as compared to 373 starts on 41 net acres in 1984. In total, during 1985, in Calgary, 296 net acres were absorbed by residential building starts, which is 30.4 per cent above the 227 net acres in 1984. As in 1985, building activity was the busiest in the Northwest Area, where residential construction starts have been recorded on 124 net acres, representing 41.9 per cent of the city total, while the Southwest's share was 24.7 per cent of the total.

D. The 1985, December 31 vacant residential site inventory was 1,059 net acres, 5.6 per cent below the previous year's 1,122 net acres. The combined area of R-1 and R-2 vacant sites decreased by 82 acres or 10.9 per cent. The multi-dwelling vacant site areas increased by 4.8 per cent.

The largest share, 272 acres or 25.7 per cent of the city's vacant site inventory was found in the Northwest Area, followed by the Southwest, where 206 acres were vacant.

E. The Canada Mortgage and Housing Corporation's statistics show that during 1985, 2,009 dwelling units were completed in Calgary. This was a 39.4 per cent decrease compared to last year's 3,316 completions. The number of dwell-

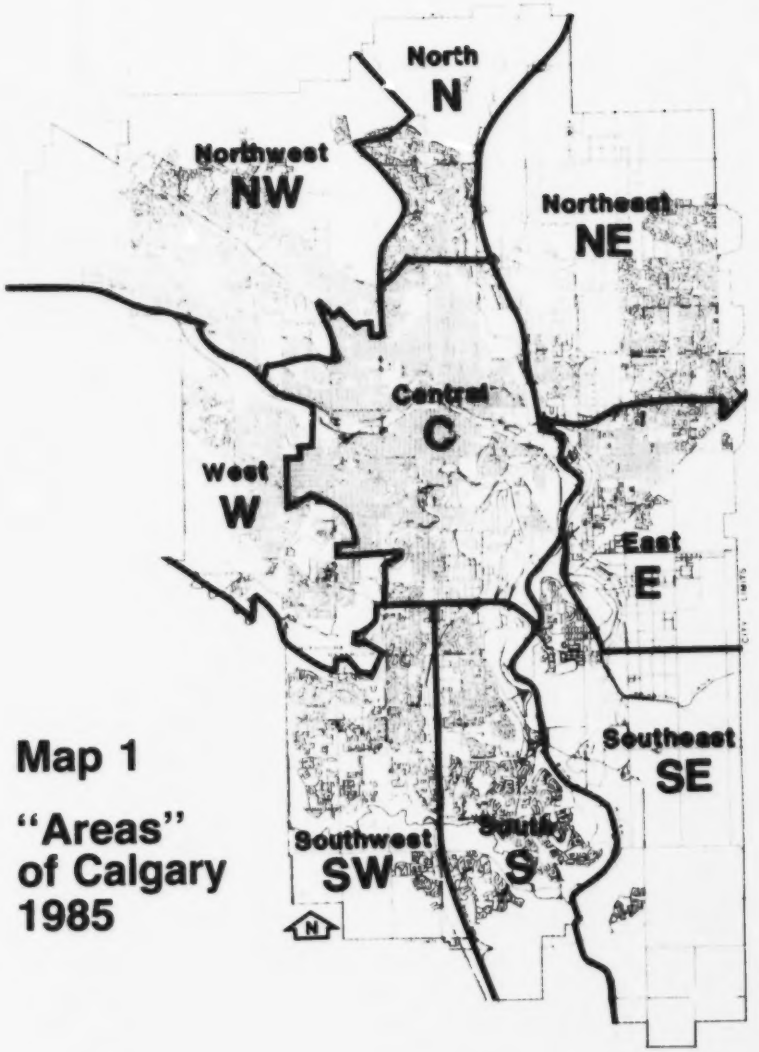
ing units under construction at 1985, December 31, was 1,188 which is 70.2 per cent more than the preceding year's inventory. It is noteworthy that in the "under construction" category the multi-dwelling unit type increased by 14.0 per cent, while the single detached and duplex group increased by 92.8 per cent.

The existing housing stock in Calgary is measured annually by the civic census. Table 15 compiles this type of information from 1981 to 1985. The figures reveal that, as of 1985, April, Calgary had 253,801 dwelling units, an increase of 2,678 or 1.1 per cent over the 1984 inventory. The relative increase was largest within the "single family" category, in which the 1985 figure was 1.7 per cent higher than in 1984. The total number of vacant dwelling units was 17,867 indicating an overall vacancy rate of 7.0 per cent, compared to 8.5 per cent in 1984. The lowest vacancy rate (2.7 per cent) occurred in the "single family" category, while in the "other" category 16.4 per cent of the units were vacant. (NOTE: The vacancy rates given here should not be confused with those produced by C.M.H.C. for apartments, which are not based on a total survey).

F. In looking at the total residential land supply within the city the following figures are of interest:

Land in registered, vacant residential sites:	1,059 net acres
Land in areas with approved planning studies:	10,890 gross acres
Potential residential land not yet approved for development as detailed in Table 2:	10,746 gross acres

The supply figures represent land area which is estimated to be available for residential use only, after deductions for future major parks, high school sites, freeways, expressways and major commercial developments. Work related to determining short and long term residential land demand estimates is undertaken as part of the Long and Short Term Growth Management Strategies.

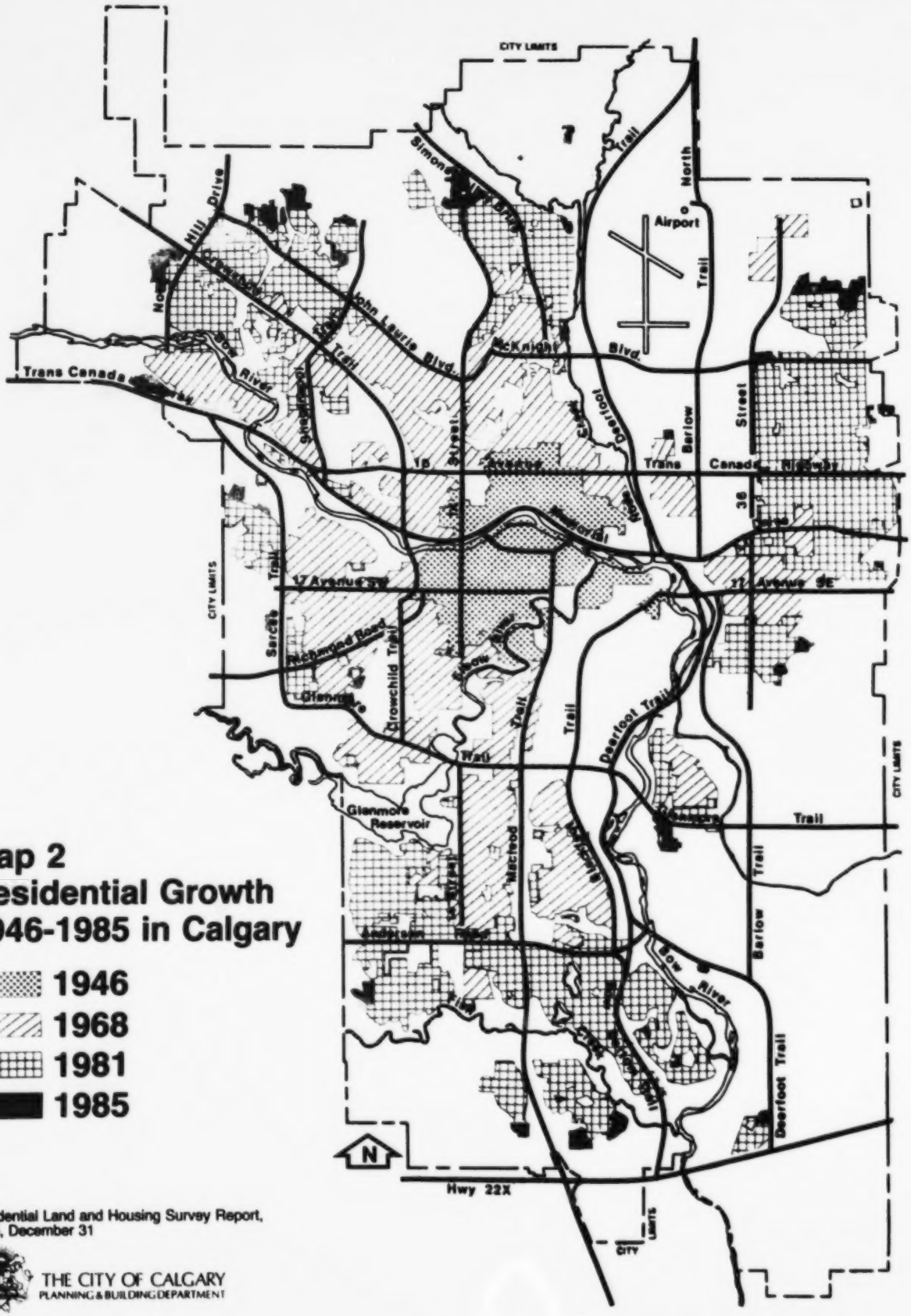


Map 1

"Areas" of Calgary 1985

Residential Land and Housing Survey Report, 1985, December 31

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT



Map 2
Residential Growth 1946-1985 in Calgary

- 1946
- 1968
- 1981
- 1985

Residential Land and Housing Survey Report, 1985, December 31

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

III Method

1. VACANT LAND WITH RESIDENTIAL USE POTENTIAL IN THE PERIPHERAL AREAS OF CALGARY

The information in this report, relating to the location and quantity of land within the City limits as of 1986, January 1, is based on records maintained on the City of Calgary's property file[1] and information available in the Area Structure Plans. The land which is referred to as vacant is that shown in the file as having no building assessment and without known commitment to a future public use such as Fish Creek Provincial Park, Nose Hill Park, or the Sarcee Military Reserve, etc. It includes all land within the residential growth corridors which is presently used mainly for agricultural purposes and all country residential subdivisions of more than one acre. The figures given are gross estimates without taking account of land ownership or physical impediments to development unless they are very major ones. Accordingly, some of the land may, on closer inspection, prove to be unsuitable for residential development. Furthermore, the price at which the land is being marketed, the intentions of the owner with respect to development and a variety of other factors tend to have an effect on whether or not it will be available for development, but these have not been considered at this time. Requirements for future major parks, high school sites, freeways, expressways and major commercial developments are excluded from these estimates.

The data presented in Table 2 does not include vacant land lying within the central part of the city which may be suitable for residential development. The surveyed areas are shown on Map 3[3].

2. RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1985

A list was prepared of those subdivision plans in Calgary that were registered in the Land Titles Office during 1985. From this list, plans for residential subdivision were identified and assembled by Community Districts and Areas (Map 4)[3]. The following information was then retrieved for each residential subdivision from the plans and from the Calgary Property File:

a. Registered residential subdivision plan numbers.

b. Gross subdivision area and total number of registered units.

c. The number and net acreage of residential sites only, by the following land use designation categories:[2]

- R-1 Single Detached Residential District (including all R-1 + Districts)
- R-2 Low Density Residential District (including all R-2 + Districts)
- RM-1 & RM-2 Low Density Multi-Dwelling Districts
- RM-3 Medium Density Multi-Dwelling District
- RM-4 Medium Density Multi-Dwelling District (including all RM-4 + Districts)
- RM-5 Medium Density Multi-Dwelling District
- All other Residential and associated use Districts

d. Total number of acres of residential sites.

e. The number and acreages of reserves.

The "gross subdivision area" consists of the total acreage and total number of sites which were registered or covered by a plan, including residential lots, streets, lanes, reserves, school grounds and some small non-residential sites. The source of this information is the Alberta Land Surveyor's notation on the plan, while the "residential only" figures were taken from the Property File and refer solely to the residential and associated use lots. The number and acreage of reserves were obtained directly from the plans.

1. The "Property File" is a computer record composed of property-related data generated from the operations of Civic Departments.
2. Land use designations have been established by the City of Calgary Land Use By-law #2P80 which superceded the Development Control By-law 8600 as of 1980, March 31. To provide comparable statistics, previous years' data related to land use classifications have been converted into corresponding land use designation.
3. All maps showing "Areas" (regions) were modified last year in order to comply with those regional boundaries adopted in the City's Growth Management Study. "Area" related historical statistics have been adjusted according to new boundaries.

3. RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1985

The Property File records the year when any form of construction was first assessed on a lot. This and field survey information were used here by listing the number and the acreage of those residential properties on which construction started in 1985. The data have been tabulated by Community Districts (1985) and Land Use Designation categories for both apartments and other residential structures[4].

4. THE VACANT RESIDENTIAL SITES INVENTORY

The information provided in this section was assembled from the City of Calgary Property File and adjusted by field surveys. Parcels named as "Vacant Residential" or "Vacant Apartment"[4] sites according to the Assessment Classification Code system[5] and having no recorded building assessment were retrieved from the computer tape. The printout showed for each vacant parcel:

- the legal description,
- the location address,
- the assessment classification code number,
- the community district names,
- the area of the site, and
- the roll number identifying each property.

Vacant residential sites are shown by Community Districts (1985) and summarized by "Areas" and as a Calgary total. Through a screening process, numerous properties were discarded from the original list despite having the appropriate assessment classification because of the size, topography, location or other qualities which prohibit their development for residential purposes. The number and acreage of vacant parcels are grouped in the same land use classification categories as they are listed in Chapter 2 above.

The parcels included in the list represent residential parcels which are part of a registered subdivision plan and available for building.

5. HOUSING STATISTICS, CALGARY 1981-1985

Housing statistics are presented in two forms:

a. a record of dwelling production by structure, 1981-1985 (Table 14),

b. an inventory of the existing dwelling supply, vacancy and occupancy rate by structure, 1981-1985 (Table 15).

The annual dwelling unit completion and units under construction have been excerpted from the "Monthly Housing Statistics" and the annual "Canadian Housing Statistics", published by the Canada Mortgage and Housing Corporation. The source of the dwelling units inventory is the Calgary Civic Census.

4. Multi-dwelling structures having four suites or more are classified as "Apartments" while other residential structures are classified in the "Residential" group. In a broader sense, both categories are residential.

5. The Assessment Classification code is a specification of land and building according to ownership (general, tax exempt, City) and type of property. The system was originally designed to serve assessment and taxation purposes.

IV The Survey

1. VACANT LAND WITH RESIDENTIAL USE POTENTIAL IN THE PERIPHERAL AREAS OF CALGARY, 1986, JANUARY 1

The present land inventory of 1986, January 1 contains 10,890 gross acres of unsubdivided land in peripheral areas with approved planning studies, as shown on Table 2. Trends in the availability of this kind of land stock are indicated in the following table:

Table 1

RESIDENTIAL LAND RESERVE AVAILABLE IN PERIPHERAL AREAS WITH APPROVED PLANNING STUDIES 1981-1986

1981, January 1	11,113 gross acres
1982, January 1	10,260 gross acres
1983, January 1	9,804 gross acres
1984, January 1	10,575 gross acres
1985, January 1	11,295 gross acres
1986, January 1	10,890 gross acres

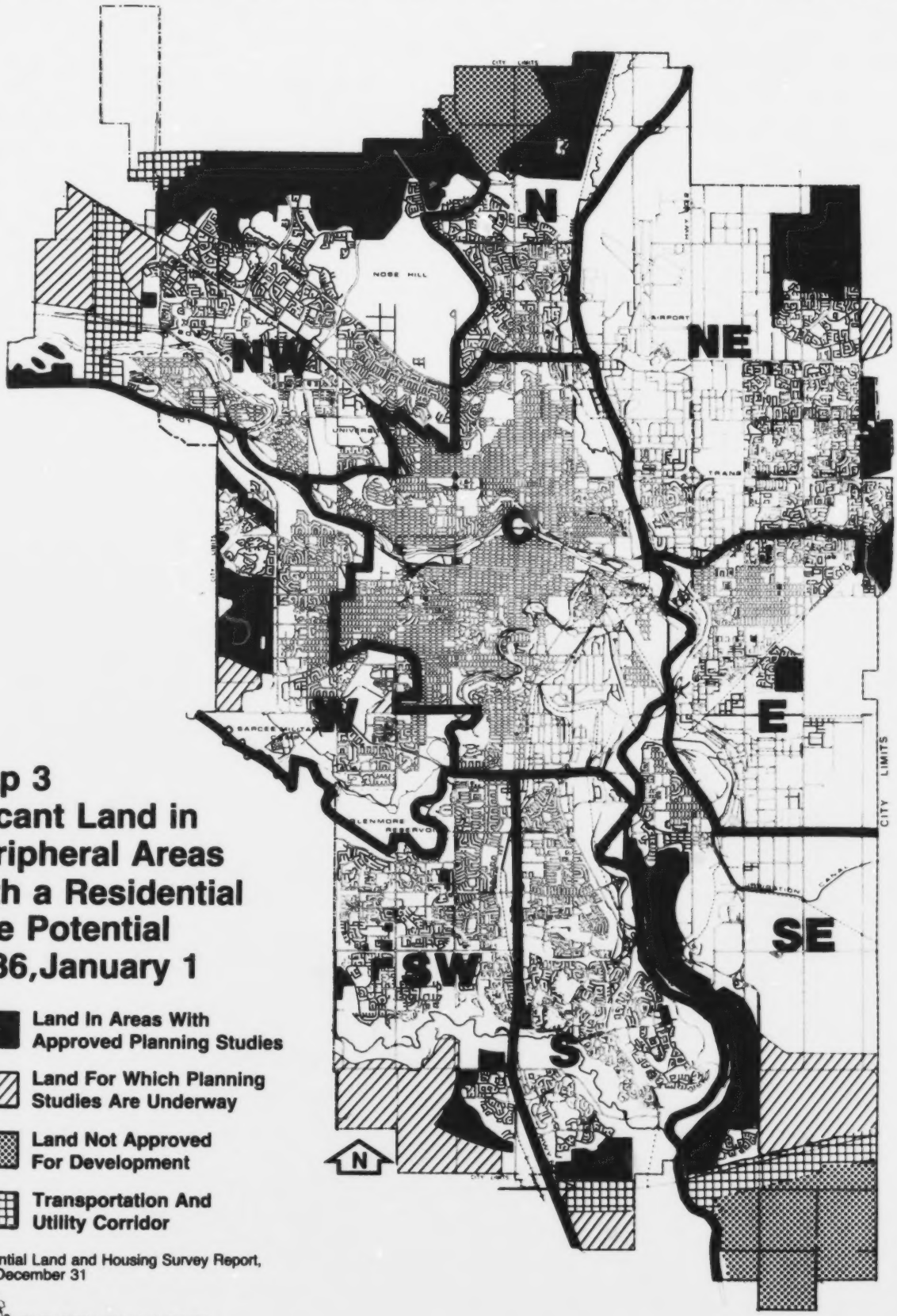
Table 2

VACANT LAND IN CALGARY'S PERIPHERAL AREAS WITH A RESIDENTIAL USE POTENTIAL (Gross Acres) 1986, January 1

Areas	Total Potential Residential Land[1]	Land Not Approved For Development	Land For Which Planning Studies Are Underway[2]	Land In Areas With Approved Planning Studies[3]
NW	4,853	-	1,506[4]	3,347
N	2,284	1,034[5]	-	1,250
NE	2,051	-	271[6]	1,780
E	341	-	-	341
SE	7,392	3,400[7]	1,670[8]	2,322
S	813	-	410[9]	403
SW	2,514	-	1,885[10]	629
W	1,388	160[11]	410[12]	818
TOTAL	**21,636**	**4,594**	**6,152**	**10,890**

Note: The delineation of these areas is shown on Map 3.

1. Excludes major environmentally sensitive areas, floodways, land requirements for future major parks, high school sites, freeways, expressways and major commercial developments.
2. It should not be assumed that lands referred to in this column are free of constraints. This will not be determined until each individual study is completed and decisions taken by City Council.
3. Not all of these lands have municipal services in place. Service related information is provided in the City's Growth Management Study.
4. The estimated future residential land in West Scenic Acres: 1,103 acres, and future residential land in the proposed East Scenic Acres A.S.P. excluding cells A, B, C, and D which have been approved for development, containing 403 acres.
5. Portions of A.S.P. 2 as shown in the Calgary North Policy Report.
6. The Fox Run acreage (Jager annexation).
7. Estimated future residential land in the Homesteads area (Daon annexation).
8. Residential land in the proposed East McKenzie A.S.P.
9. Estimated future residential land in Chaparral excluding area in Transportation and Utility Corridor.
10. Estimated future residential land in Midnapore III.
11. Estimated future residential area in Winter Heights, annexed at 1986, January 1.
12. Estimated future residential area in the Special Study Area of South Strathcona, in Cell "H".



Map 3
Vacant Land in Peripheral Areas with a Residential Use Potential 1986, January 1

Land In Areas With Approved Planning Studies

Land For Which Planning Studies Are Underway

Land Not Approved For Development

Transportation And Utility Corridor

Residential Land and Housing Survey Report, 1985, December 31

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

2. RESIDENTIAL SUBDIVISION PLANS REGISTERED IN 1985

During 1985, the gross area of registered residential subdivision plans covered 352 acres, an increase of 84 acres or 31.3 per cent from 1984. The last five years (1981-1985) average gross land absorption by residential subdivisions is now 755.4 acres. For the same time, the average ratio of net to gross acreage was 55.0. The relevant figures covering the 1981-1985 period are shown on Tables 3 and 4.

Table 3

LAND SUBDIVIDED FOR RESIDENTIAL PURPOSES 1981-1985

	1981	1982	1983	1984	1985
Gross acres of residential subdivision plans	1,866	845	446	268	352
Net acres of residential sites in plans	1,016	437	246	152	202
Ratio of net to gross acreage	54.5	51.7	54.5	56.7	57.4

The distribution of subdivided lots by land use designation is shown in the following table:

Table 4

NEW REGISTERED RESIDENTIAL LOTS BY LAND USE DESIGNATION 1981-1985

Lots registered in	1981	1982	1983	1984	1985
R-1 Districts					
Number	5,273	1,482	964	614	1,151
Net Acres	619	172	105	87	174
R-2 Districts					
Number	1,666	1,983	976	252	71
Net Acres	135	151	68	20	10
Low Density, RM-1 & RM-2 Multi-Dwelling District					
Number	42	40	125	1	1
Net Acres	56	40	48	-	1
Medium Density RM-3, RM-4 & RM-5 Multi-Dwelling District					
Number	48	36	144	45	1
Net Acres	19	60	23	9	5
Other Residential Districts					
Number	513	4	4	290	12
Net Acres	187	14	3	36	12
CALGARY TOTAL	**1,016**	**437**	**246**	**152**	**202**

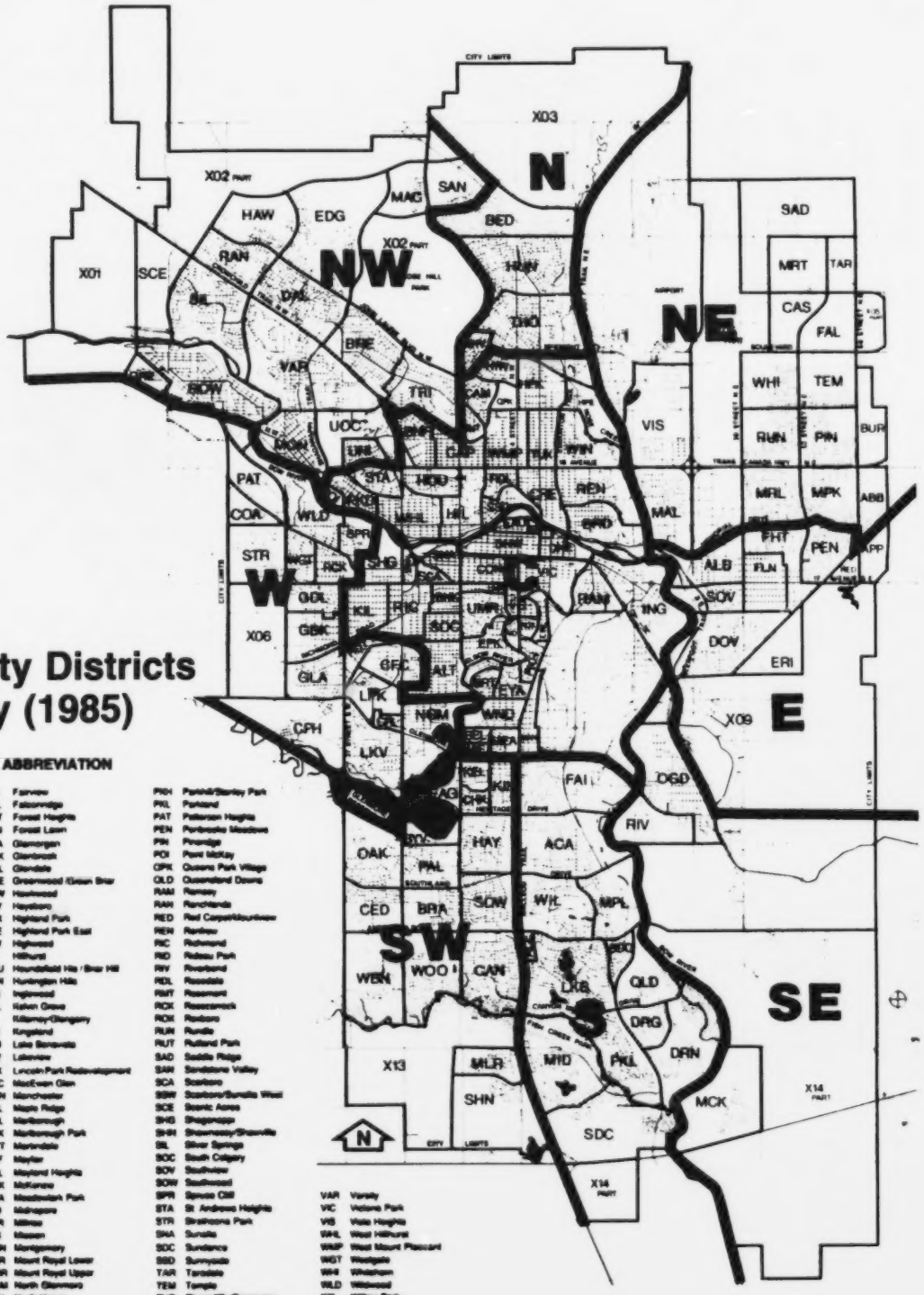
As indicated on Table 5 the total subdivided area over the five years, 1981-1985, was 3,777 gross acres. In this five year period, the largest area, 1,094 acres or 29.0 per cent of the total, was subdivided in the Northwest sector. In 1985 also the Northwest had the largest share of residential subdivisions with 165 gross acres or 46.9 per cent of the year's total.

Table 5

TOTAL GROSS AREA SUBDIVIDED FOR RESIDENTIAL DEVELOPMENT BY AREAS OF THE CITY 1981-1985

Year		Northwest	North	Northeast	Central	East	West	Southwest	South	Southeast	City Total
1981	Acres	383	133	206	44	125	111	578	26	260	1,866
	% of total	20.5	7.1	11.0	2.4	6.7	6.0	31.0	1.4	13.9	100.0
1982	Acres	278	37	160	16	34	52	64	103	101	845
	% of total	32.9	4.4	18.9	1.9	4.0	6.2	7.6	12.2	11.9	100.0
1983	Acres	159	---	112	---	15	27	36	58	39	446
	% of total	35.6	---	25.1	---	3.4	6.1	8.1	13.0	8.7	100.0
1984	Acres	109	11	65	14	---	11	21	32	5	268
	% of total	40.7	4.1	24.3	5.2	---	4.1	7.8	11.9	1.9	100.0
1985	Acres	165	5	9	---	10	26	70	19	48	352
	% of total	46.9	1.4	2.6	---	2.8	7.4	19.9	5.4	13.6	100.0
1981-1985	**Acres**	**1,094**	**186**	**552**	**74**	**184**	**227**	**769**	**238**	**453**	**3,777**
	% of total	**29.0**	**4.9**	**14.6**	**1.9**	**4.9**	**6.0**	**20.4**	**6.3**	**12.0**	**100.0**

Table 6 presents detailed information about individual subdivision plans by giving the general location, the gross area of the plan and the number and area of the lots created by land use designation. It indicates that, in 1985, 6.2 per cent of the gross area of the subdivided land has been dedicated as municipal reserves, while a further 8.1 per cent has been dedicated as environmental reserve.



Map 4
Community Districts of Calgary (1985)

ABC: COMMUNITY NAME ABBREVIATION

ABB	Abbeydale	FAI	Fairview	PKH	Parkhill/Stanley Park
ACA	Acadia	FAL	Falconridge	PKL	Parkland
ACE	Ace	FHT	Forest Heights	PAT	Patterson Heights
ALB	Albert Park/Radisson Hts	FLN	Forest Lawn	PEN	Penbrooke Meadows
ALT	Altadore	GLA	Glamorgan	PIN	Pineridge
APP	Applewood Park	GBK	Glenbrook	POI	Point McKay
BNF	Banff Trail	GDL	Glendale	QPK	Queens Park Village
BNR	Bankview	GRE	Greenwood/Greenview	QLD	Queensland Downs
BYV	Bayview	HAW	Hawkwood	RAM	Ramsay
BED	Beddington Heights	HAY	Haysboro	RAN	Ranchlands
BEL	Bel-Aire	HPK	Highland Park	RED	Red Carpet/Mountview
BDO	Bonavista Downs	HPE	Highland Park East	REN	Renfrew
BOW	Bowness	HIW	Highwood	RIC	Richmond
BRA	Braeside	HIL	Hillhurst	RID	Ribeau Park
BRE	Brentwood	HOU	Hounsfield Hts / Briar Hill	RIV	Riverbend
BRD	Bridgeland/Riverside	HUN	Huntington Hills	ROL	Rosedale
BRT	Britannia	IND	Inglewood	RMT	Rosemont
BUR	Burlington	KEL	Kelvin Grove	ROX	Roxboro
CAM	Cambrian Heights	KIL	Killarney/Glengarry	RON	Rundle
CAN	Canyon Meadows	KIN	Kingsland	RUN	Ruxton
CAP	Capitol Hill	LKB	Lake Bonavista	RUT	Rutland Park
CAS	Castleridge	LRV	Lakeview	SAD	Saddle Ridge
CED	Cedarbrae	LPK	Lincoln Park Redevelopment	SAN	Sandstone Valley
CFC	CFB* (Currie)	MAC	MacEwan Glen	SCA	Scarboro
CFH	CFB* (Harvey)	MAN	Manchester	SBR	Scarboro/Sunalta West
CFL	CFB* (Lincoln Park PMQ)	MPL	Maple Ridge	SCE	Scenic Acres
CHN	Chinatown	MRL	Marlborough	SHG	Shaganappi
CHK	Chinook Park	MPK	Marlborough Park	SHR	Shawnessy/Shawnville
CLI	Cliff Bungalow	MRT	Martindale	SIL	Silver Springs
COA	Coach Hill	MAY	Mayfair	SOC	South Calgary
CON	Connaught	MAL	Mayland Heights	SOV	Southview
CRE	Crescent Heights	MCK	McKenzie	SOW	Southwood
DAL	Dalhousie	MEA	Meadowlark Park	SPR	Spruce Cliff
DRG	Deer Ridge	MID	Midnapore	STA	St. Andrews Heights
DRN	Deer Run	MLR	Millrise	STR	Strathcona Park
DOV	Dover	MIS	Mission	SNA	Sunalta
DNE	Downtown East	MON	Montgomery	SDC	Sundance
DNW	Downtown West	LMR	Mount Royal Lower	SSD	Sunnyside
EAG	Eagle Ridge	UMR	Mount Royal Upper	TAR	Taradale
EAU	Eau Claire	NGM	North Glenmore	TEM	Temple
EDG	Edgemont	NHV	North Haven	THO	Thorncliffe/Greenview
EPK	Elbow Park	OAK	Oakridge	TRI	Tuscany
EYA	Elboya	OGD	Ogden	TUX	Tuxedo Park
ERI	Erin Woods	PAL	Palliser	UOC	U of C
ERL	Erlton	PKD	Parkdale	UNI	University Heights

VAR	Varsity
VIC	Victoria Park
VIS	Vista Heights
WHL	West Hillhurst
WMP	West Mount Pleasant
WGT	Westgate
WHI	Whitehorn
WLD	Wildwood
WIL	Willow Park
WND	Windsor Park
WIN	Winston Heights/Mountview
WBN	Woodbine
WOO	Woodlands

* Canadian Forces Base

Residential Land and Housing Survey Report, 1985, December 31

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

Table 6 CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1985, BY AREAS AND COMMUNITY DISTRICTS (1985)

Areas and Community Districts	Registered Plan No.		Gross Subdivision Area	Residential Sites Only, By Land Use Designation Categories Number of Sites and Net Acreage R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	Total of Residential Sites	Reserves M	Reserves E
NORTHWEST AREA													
BOW BOWNESS	8510214	No. of Parcels	1		1						1		
		Acres	-		-						-		
	8510249	No. of Parcels	1	1							1		
		Acres	-	-							-		
	Total	**No. of Parcels**	**2**	**1**	**1**						**2**		
		Acres	-	-	-						-		
EDG EDGEMONT	8510056	No. of Parcels	65	61	2						63	2	
		Acres	21.87	7.28	.29						7.57	9.30	
	8510402	No. of Parcels	48	47							47		1
		Acres	22.75	6.87							6.87		13.32
	8510575	No. of Parcels	72	70							70	1	1
		Acres	27.55	14.34							14.34	0.65	8.08
	8510827	No. of Parcels	26	26							26		
		Acres	6.19	3.41							3.41		
	8510829	No. of Parcels	1							1	1		
		Acres	.92							.92	.92		
	8511234	No. of Parcels	50	49							49	1	
		Acres	12.53	6.19							6.19	.50	
	Total	**No. of Parcels**	**262**	**253**	**2**					**1**	**256**	**4**	**2**
		Acres	**91.81**	**38.09**	**.29**					**.92**	**39.30**	**10.45**	**21.40**
HAW HAWKWOOD	8510740	No. of Parcels	5	5							5		
		Acres	.81	.79							.79		
	8510742	No. of Parcels	33	33							33		
		Acres	7.15	5.34							5.34		
	8510922	No. of Parcels	32	31							31	1	
		Acres	7.39	4.16							4.16	.50	
	8510924	No. of Parcels	30	29							29		1
		Acres	9.72	5.23							5.23		2.33
	8511245	No. of Parcels	74	74							74		
		Acres	13.57	10.82							10.82		
	8511247	No. of Parcels	32	32							32		
		Acres	6.68	5.13							5.13		
	Total	**No. of Parcels**	**206**	**204**							**204**	**1**	**1**
		Acres	**45.32**	**31.47**							**31.47**	**.50**	**2.33**
SAN SANDSTONE VALLEY	8510458	No. of Parcels	1		1						1		
		Acres	.06		.06						.06		

* Other includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
C Commercial District

** Reserve Includes:
M Municipal and School Reserve
E Environmental Reserve

CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1985, BY AREAS AND COMMUNITY DISTRICTS (1985)

TABLE 6 CONTINUED

Areas and Community Districts	Registered Plan No.		Gross Subdivision Area	Residential Sites Only, By Land Use Designation Categories Number of Sites and Net Acreage							Total of Residential Sites	Reserves	
				R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*		M	E
SAN SANDSTONE VALLEY	8510810	No. of Parcels	20		20						20		
		Acres	2.41		1.78						1.78		
	8511177	No. of Parcels	44	43							43	1	
		Acres	9.41	6.34							6.34	.57	
	8511186	No. of Parcels	2							2	2		
		Acres	4.76							4.76	4.76		
	Total	**No. of Parcels**	**67**	**43**	**21**					**2**	**66**	**1**	
		Acres	**16.64**	**6.34**	**1.84**					**4.76**	**12.94**	**.57**	
SCE SCENIC ACRES	8511104	No. of Parcels	5	5							5		
		Acres	1.19	1.19							1.19		
	Total	**No. of Parcels**	**5**	**5**							**5**		
		Acres	**1.19**	**1.19**							**1.19**		
SIL SILVER SPRINGS	8510763	No. of Parcels	2	2							2		
		Acres	.83	.53							.53		
	8511129	No. of Parcels	1	1							1		
		Acres	.20	.17							.17		
	8511130	No. of Parcels	1	1							1		
		Acres	.20	.16							.16		
	8511131	No. of Parcels	1	1							1		
		Acres	.27	.23							.23		
	Total	**No. of Parcels**	**5**	**5**							**5**		
		Acres	**1.50**	**1.09**							**1.09**		
VAR VARSITY	8510926	No. of Parcels	32	32							32		
		Acres	8.28	5.98							5.98		
	Total	**No. of Parcels**	**32**	**32**							**32**		
		Acres	**8.28**	**5.98**							**5.98**		
TOTAL NORTHWEST AREA		**No. of Parcels**	**579**	**543**	**24**					**3**	**570**	**6**	**3**
		Acres	**164.74**	**84.16**	**2.13**					**5.68**	**91.97**	**11.52**	**23.73**
NORTH AREA													
HUN HUNTINGTON HILLS	8510610	No. of Parcels	1		1						1		
		Acres	-		-						-		
	8510732	No. of Parcels	1							1	1		
		Acres	.23							.23	.23		
	Total	**No. of Parcels**	**2**		**1**					**1**	**2**		
		Acres	**.23**		**-**					**.23**	**.23**		

* Other includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
C Commercial District

** Reserve includes:
M Municipal and School Reserve
E Environmental Reserve

CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1985, BY AREAS AND COMMUNITY DISTRICTS (1985)

TABLE 6 CONTINUED

Areas and Community Districts	Registered Plan No.		Gross Subdivision Area	Residential Sites Only, By Land Use Designation Categories Number of Sites and Net Acreage R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	Total of Residential Sites	Reserves M	E
THO THORNCLIFFE /GREENVIEW	8510355	No. of Parcels	1	1							1		
		Acres	-	-							-		
	Total	No. of Parcels	1	1							1		
		Acres	-	-							-		
X03	8510843	No. of Parcels	1					1			1		
		Acres	5.00					5.00			5.00		
	Total	No. of Parcels	1					1			1		
		Acres	5.00	-				5.00			5.00		
TOTAL NORTH AREA		No. of Parcels	4	1	1			1		1	4		
		Acres	5.23	-	-			5.00		.23	5.23		
NORTHEAST AREA													
FAL FALCONRIDGE	8510509	No. of Parcels	1		1						1		
		Acres	-		-						-		
	8511055	No. of Parcels	4							4	4		
		Acres	4.65							3.80	3.80		
	Total	No. of Parcels	5		1					4	5		
		Acres	4.65		-					3.80	3.80		
WHI WHITEHORN	8510892	No. of Parcels	25	25							25		
		Acres	4.13	2.79							2.79		
	Total	No. of Parcels	25	25							25		
		Acres	4.13	2.79							2.79		
TOTAL NORTHEAST AREA		No. of Parcels	30	25	1					4	30		
		Acres	8.78	2.79	-					3.80	6.59		
EAST AREA													
DOV DOVER	8511114	No. of Parcels	1		1						1		
		Acres	-		-						-		
	Total	No. of Parcels	1		1						1		
		Acres	-		-						-		
ALB ALBERT PARK /RADISSON HTS.	8510947	No. of Parcels	3	1							1	2	
		Acres	10.23	3.63							3.63	6.36	
	Total	No. of Parcels	3	1							1	2	
		Acres	10.23	3.63							3.63	6.36	
TOTAL EAST AREA		No. of Parcels	4	1	1						2	2	
		Acres	10.23	3.63	-						3.63	6.36	

* Other Includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
C Commercial District

** Reserve Includes:
M Municipal and School Reserve
E Environmental Reserve

CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1985, BY AREAS AND COMMUNITY DISTRICTS (1985)

TABLE 6 CONTINUED

Areas and Community Districts	Registered Plan No.		Gross Subdivision Area	Residential Sites Only, By Land Use Designation Categories Number of Sites and Net Acreage R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*	Total of Residential Sites	Reserves M	Reserves E
SOUTHEAST AREA													
RIV RIVERBEND	8510611	No. of Parcels	4		4						4		
		Acres	12		3.11						3.11		
	Total	**No. of Parcels**	**4**		**4**						**4**		
		Acres	**12.00**		**3.11**						**3.11**		
X14	8510615	No. of Parcels	142	142							142		
		Acres	36.77	17.88							17.88		
	Total	**No. of Parcels**	**142**	**142**							**142**		
		Acres	**36.77**	**17.88**							**17.88**		
TOTAL SOUTHEAST AREA		**No. of Parcels**	**146**	**142**	**4**						**146**		
		Acres	**48.77**	**17.88**	**3.11**						**20.99**		
SOUTH AREA													
LKB LAKE BONAVISTA	8510290	No. of Parcels	1							1	1		
		Acres	1.80							1.80	1.80		
	Total	**No. of Parcels**	**1**							**1**	**1**		
		Acres	**1.80**							**1.80**	**1.80**		
SDC SUNDANCE	8510150	No. of Parcels	1							1	1		
		Acres	-							-	-		
	8510733	No. of Parcels	39	39							39		
		Acres	*10.00*	6.51							6.51		
	8510735	No. of Parcels	11	11							11		
		Acres	1.88	1.32							1.32		
	8510992	No. of Parcels	30	10	20						30		
		Acres	5.73	1.15	2.43						3.58		
	Total	**No. of Parcels**	**81**	**60**	**20**					1	**81**		
		Acres	**17.61**	**8.98**	**2.43**					-	**11.41**		
TOTAL SOUTH AREA		**No. of Parcels**	**82**	**60**	**20**					**2**	**82**		
		Acres	**19.41**	**8.98**	**2.43**					**1.80**	**13.21**		
SOUTHWEST AREA													
CED CEDARBRAE	8510860	No. of Parcels	1	1							1		
		Acres	-	-							-		

* Other Includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
C Commercial District

** Reserve Includes:
M Municipal and School Reserve
E Environmental Reserve

CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1985, BY AREAS AND COMMUNITY DISTRICTS (1985)

TABLE 6 CONTINUED

Areas and Community Districts	Registered Plan No.		Gross Subdivision Area	Residential Sites Only, By Land Use Designation Categories Number of Sites and Net Acreage							Total of Residential Sites	Reserves	
				R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*		M	E
CED CEDARBRAE	**Total**	**No. of Parcels**	1	1							1		
		Acres	-	-							-		
PAL PALLISER	8511023	No. of Parcels	7	7							7		
		Acres	3.03	1.93							1.93		
	8511227	No. of Parcels	6	5							5	1	
		Acres	4.52	2.12							2.12	.45	
	Total	**No. of Parcels**	13	12							12	1	
		Acres	7.55	4.05							4.05	.45	
WBN WOODBINE	8510619	No. of Parcels	26	11	15						26		
		Acres	5.27	1.69	1.87						3.56		
	8510620	No. of Parcels	44	44							44		
		Acres	7.64	5.27							5.27		
	8510845	No. of Parcels	23	23							23		
		Acres	8.30	6.19							6.19		
	8510913	No. of Parcels	70	64	5						69	1	
		Acres	14.15	8.21	.62						8.83	.94	
	Total	**No. of Parcels**	163	142	20						162	1	
		Acres	35.36	21.36	2.49						23.85	.94	
WOO WOODLANDS	8510598	No. of Parcels	37	35							35	2	
		Acres	7.42	4.84							4.84	.15	
	Total	**No. of Parcels**	37	35							35	2	
		Acres	7.42	4.84							4.84	.15	
X13	8510729	No. of Parcels	69	69							69		
		Acres	12.92	8.32							8.32		
	8511236	No. of Parcels	32	32							32		
		Acres	6.26	4.59							4.59		
	Total	**No. of Parcels**	101	101							101		
		Acres	19.18	12.91							12.91		
TOTAL SOUTHWEST AREA		**No. of Parcels**	315	291	20						311	4	
		Acres	69.51	43.16	2.49						45.65	1.54	
WEST AREA													
NGM NORTH GLENMORE	8510982	No. of Parcels	2	2							2		
		Acres	.28	.28							.28		
	Total	**No. of Parcels**	2	2							2		
		Acres	.28	.28							.28		

* Other includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

** Reserve Includes:
M Municipal and School Reserve
E Environmental Reserve

CALGARY RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1985, BY AREAS AND COMMUNITY DISTRICTS (1985)

TABLE 6 CONTINUED

Areas and Community Districts	Registered Plan No.		Gross Subdivision Area	Residential Sites Only, By Land Use Designation Categories Number of Sites and Net Acreage							Total of Residential Sites	Reserves	
				R-1	R-2	RM-1&2	RM-3	RM-4	RM-5	Other*		M	E
PAT PATTERSON	8510602	No. of Parcels	2			1					1	1	
		Acres	3.12			1.44					1.44	1.68	
	Total	**No. of Parcels**	**2**			**1**					**1**	**1**	
		Acres	**3.12**			**1.44**					**1.44**	**1.68**	
STR STRATHCONA PARK	8510044	No. of Parcels	1									1	
		Acres	-									-	
	8501388	No. of Parcels	2	2							2		
		Acres	.23	.23							.23		
	8511012	No. of Parcels	25	24							24		1
		Acres	9.72	3.60							3.60		4.90
	Total	**No. of Parcels**	**28**	**26**							**26**	**1**	**1**
		Acres	**9.95**	**3.83**							**3.83**	**-**	**4.90**
X06	8511242	No. of Parcels	61	60							60	1	
		Acres	12.31	9.39							9.39	.55	
	Total	**No. of Parcels**	**61**	**60**							**60**	**1**	
		Acres	**12.31**	**9.39**							**9.39**	**.55**	
TOTAL WEST AREA		**No. of Parcels**	**93**	**86**		**1**					**89**	**3**	**1**
		Acres	**25.66**	**13.50**		**1.44**					**14.94**	**2.23**	**4.90**
CENTRAL AREA													
CRE CRESCENT HEIGHTS	8510320	No. of Parcels	2							2	2		
		Acres	-							-	-		
	Total	**No. of Parcels**	**2**							**2**	**2**		
		Acres	**-**							**-**	**-**		
TOTAL CENTRAL AREA		**No. of Parcels**	**2**							**2**	**2**		
		Acres	**-**							**-**	**-**		
CALGARY TOTAL		**No. of Parcels**	**1,255**	**1,151**	**71**	**1**		**1**		**12**	**1,236**	**15**	**4**
		Acres	**352.33**	**174.10**	**10.16**	**1.44**		**5.00**		**11.51**	**202.21**	**21.65**	**28.63**

* Other includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
C Commercial District

** Reserve includes:
M Municipal and School Reserve
E Environmental Reserve

3. RESIDENTIAL SITES UPON WHICH CONSTRUCTION STARTED IN 1985

This section contains data indicating residential site absorption by Areas, Community Districts (1985) and Residential Land Use Designation for Calgary. The main source of information is the City's Property File, which records the year when construction began (building first assessed) on each property in the City. To put these statistics in perspective, Table 7 compares data in similar categories for the past five years.

According to residential construction statistics presented on Table 7, during 1985 the number of starts on R-1 lots was 47.8 per cent higher than in 1984, while the total area on which residential construction started in 1985 was 30.4 per cent higher than in the preceding year.

In 1985 the Northwest Area had the largest share of the total residential building starts. 41.9 per cent of all the land on which construction started in 1985 is located in the Northwest and 41.9 per cent of the low density residential land was absorbed in the same area.

The distribution of building activity between 1981 and 1985 by area is presented in the following Tables 8 and 9.

Table 10 provides detailed information about the location of construction sites by Community Districts (1985), Areas, and Land Use Designation.

Table 7

NUMBER OF SITES AND ACREAGE ON WHICH RESIDENTIAL CONSTRUCTION STARTED, 1981-1985

Construction Started In:	1981	1982	1983	1984	1985
R-1 Districts					
Number of Sites	4,547	1,640	1,838	1,267	1,873
Net Acres	549	191	220	174	264
R-2 Districts					
Number of Sites	1,656	1,297	820	373	339
Net Acres	154	117	71	41	31
RM-1, RM-2 & RM-3 Low Density Multi-Dwelling District					
Number of Sites	11	14	7	1	1
Net Acres	24	29	7	-	-
RM-4 & RM-5 Medium Density Multi-Dwelling District					
Number of Sites	111	70	96	62	6
Net Acres	47	84	9	10	1
Other Residential Districts					
Number of Sites	1,027	3	2	2	-
Net Acres	203	8	3	2	-
CALGARY TOTAL Net Acres	**977**	**429**	**310**	**227**	**296**

Table 8 RESIDENTIAL CONSTRUCTION ACTIVITY BY AREA (IN NET ACRES), 1981-1985

Year	Acres	Northwest	North	Northeast	Central	East	West	Southwest	South	Southeast	City Total
1981	Acres	145	74	239	36	45	69	216	126	27	977
	%	14.8	7.6	24.5	3.7	4.6	7.1	22.1	12.8	2.8	100
1982	Acres	62	39	115	25	9	29	63	49	38	429
	%	14.5	9.1	26.8	5.8	2.1	6.7	14.7	11.4	8.9	100
1983	Acres	90	8	61	13	9	17	59	33	20	310
	%	29.0	2.6	19.7	4.2	2.9	5.5	19.0	10.6	6.5	100
1984	Acres	69	5	21	5	3	30	54	32	8	227
	%	30.4	2.2	9.3	2.2	1.3	13.2	23.8	14.1	3.5	100
1985	Acres	124	3	15	6	1	33	73	35	6	296
	%	41.9	1.0	5.1	2.0	0.3	11.2	24.7	11.8	2.0	100

Table 9 LOW DENSITY RESIDENTIAL CONSTRUCTION ACTIVITY, 1981-1985

Year		Northwest	North	Northeast	Central	East	West	Southwest	South	Southeast	City Total
1981	No. of R-1 & R-2 Sites built up	1,011	472	1,960	138	183	327	1,284	570	258	6,203
	%	16.3	7.6	31.6	2.2	3.0	5.3	20.7	9.1	4.2	100
	Net acres built up	124.5	54.6	201.1	15.2	17.9	40.8	153.7	73.8	21.3	702.9
	%	17.7	7.8	28.6	2.2	2.5	5.8	21.9	10.4	3.0	100
1982	No. of R-1 & R-2 Sites built up	472	175	976	96	109	93	411	270	335	2,937
	%	16.1	5.9	33.2	3.3	3.7	3.2	14.0	9.2	11.4	100
	Net acres built up	54.8	20.0	99.3	11.2	9.1	12	43	29	30.6	309
	%	17.7	6.5	32.2	3.6	2.9	3.9	13.9	9.4	9.9	100
1983	No. of R-1 & R-2 Sites built up	662	125	670	68	72	120	483	251	207	2,658
	%	24.9	4.7	25.2	2.6	2.7	4.5	18.2	9.4	7.8	100
	Net acres built up	83.3	13.5	60.8	6.7	7.0	16.8	54.4	28.4	20.4	291.3
	%	28.6	4.6	20.9	2.3	2.4	5.8	18.7	9.7	7.0	100
1984	No. of R-1 & R-2 Sites built up	531	54	181	40	24	147	408	164	91	1,640
	%	32.4	3.3	11.0	2.4	1.5	9.0	24.9	10.0	5.5	100
	Net acres built up	68.7	4.8	18.8	5.1	2.6	25.2	53.7	27.9	8.3	215.1
	%	31.9	2.2	8.7	2.4	1.2	11.7	25.0	13.0	3.9	100
1985	No. of R-1 & R-2 Sites built up	906	35	141	40	10	234	520	271	55	2,212
	%	41.0	1.6	6.4	1.8	0.4	10.6	23.5	12.2	2.5	100
	Net acres built up	123.9	3.1	14.6	5.8	0.8	33.4	73.6	34.5	6.0	295.6
	%	41.9	1.1	4.9	1.9	0.3	11.3	24.9	11.7	2.0	100

Table 10 RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1985, BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY

Areas and Community Districts		Number of Residential Sites by Land Use Designation Categories							Net Acreage of Residential Sites by Land Use Designation Categories							
		R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
NORTHWEST AREA																
BOW	BOWNESS	2							.35							.35
EDG	EDGEMONT	330	24						51.93	1.62						53.55
HAW	HAWKWOOD	234	7						32.24	.98						33.22
MAC	MACEWAN GLEN	41							3.99							3.99
RAN	RANCHLANDS	2	1						.39	.23						.62
SAN	SANDSTONE VALLEY	57	58						8.80	4.84						13.64
SCE	SCENIC ACRES	140	1						16.86	.11						16.97
SIL	SILVER SPRINGS	3	4						.45	.64						1.09
VAR	VARSITY	1							.21							.21
X01		1							.27							.27
TOTAL NORTHWEST AREA		**811**	**95**						**115.49**	**8.42**						**123.91**
NORTH AREA																
BED	BEDDINGTON HEIGHTS	4	22						.48	1.53						2.01
HUN	HUNTINGTON HILLS	1	1						.18	.22						.40

* Other includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1985, BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY

TABLE 10 CONTINUED

Areas and Community Districts		Number of Residential Sites by Land Use Designation Categories							Net Acreage of Residential Sites by Land Use Designation Categories							
		R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
NORTH AREA CONT'D																
NHV	NORTH HAVEN	6							.63							.63
THO	THORNCLIFFE/ GREENVIEW	1							.08							.08
TOTAL NORTH AREA		12	23						1.37	1.75						3.12
NORTHEAST AREA																
ABB	ABBEYDALE	1							.10							.10
BUR	BURLINGTON		3							.24						.24
CAS	CASTLERIDGE	9							1.23							1.23
FAL	FALCONRIDGE	3							.27							.27
MRL	MARLBOROUGH	3							.29							.29
MRT	MARTINDALE		40							3.25						3.25
MAL	MAYLAND HEIGHTS	5	3						.45	.18						.63
TAR	TARADALE	11	6						1.10	.50						1.60
TEM	TEMPLE	5							.57							.57
WHI	WHITEHORN	38	14						5.21	1.17						6.38

* Other Includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1985, BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY

TABLE 10 CONTINUED

Areas and Community Districts	Number of Residential Sites by Land Use Designation Categories							Net Acreage of Residential Sites by Land Use Designation Categories							
	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
NORTHEAST AREA CONT'D															
TOTAL NORTHEAST AREA	**75**	**66**						**9.22**	**5.34**						**14.56**
EAST AREA															
ERI ERIN WOODS		10							.79						.79
TOTAL EAST AREA		**10**							**.79**						**.79**
SOUTHEAST AREA															
MCK MCKENZIE	8							.86							.86
OGD OGDEN	3	1						.32	.07						.39
RIV RIVERBEND	1	16						.10	1.21						1.31
X14	26							3.43							3.43
TOTAL SOUTHEAST AREA	**38**	17						**4.71**	**1.28**						**5.99**
SOUTH AREA															
DRG DEER RIDGE	17				6			2.13				.64			2.77
DRN DEER RUN	26	3						3.22	.31						3.53
SDC SUNDANCE	167	57						22.49	6.08						28.57

* Other Includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1985, BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY

TABLE 10 CONTINUED

Areas and Community Districts		Number of Residential Sites by Land Use Designation Categories							Net Acreage of Residential Sites by Land Use Designation Categories							
		R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
SOUTH AREA CONT'D																
WIL	WILLOW PARK	1							.22							.22
TOTAL SOUTH AREA		**211**	**60**			**6**			**28.06**	**6.39**			**.64**			**35.09**
SOUTHWEST AREA																
BRA	BRAESIDE	1							.14							.14
CAN	CANYON MEADOWS	19							3.91							3.91
CED	CEDARBRAE	55	12						6.59	1.17						7.76
KIN	KINGSLAND		1							.54						.54
MLR	MILLRISE	46	5						5.61	.40						6.01
OAK	OAKRIDGE	8							1.21							1.21
PAL	PALLISER	30							7.26							7.26
SHN	SHAWNESSY/ SHAWVILLE	19	1						2.20	.12						2.32
WBN	WOODBINE	213	17						30.26	2.09						32.35
WOO	WOODLANDS	47							6.11							6.11
X13		46							5.97							5.97

* Other Includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1985, BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY

TABLE 10 CONTINUED

Areas and Community Districts		Number of Residential Sites by Land Use Designation Categories							Net Acreage of Residential Sites by Land Use Designation Categories							
		R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
SOUTHWEST AREA CONT'D																
TOTAL SOUTHWEST AREA		**484**	**36**						**69.26**	**4.32**						**73.58**
WEST AREA																
COA	COACH HILL	20							3.06							3.06
GBK	GLENBROOK		1							.21						.21
PAT	PATTERSON	16							3.12							3.12
SPR	SPRUCE CLIFF		1							.09						.09
STR	STRATHCONA PARK	195	1						26.80	.15						26.95
TOTAL WEST AREA		**231**	**3**						**32.98**	**.45**						**33.43**
CENTRAL AREA																
ALT	ALTADORE		1							.07						.07
BEL	BEL-AIRE	3							1.71							1.71
BNF	BANFF TRAIL		1							.08						.08
CAP	CAPITOL HILL		1							.07						.07
CRE	CRESCENT HEIGHTS		2							.14						.14

* Other Includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1985, BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY

TABLE 10 CONTINUED

Areas and Community Districts		Number of Residential Sites by Land Use Designation Categories							Net Acreage of Residential Sites by Land Use Designation Categories							
		R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
CENTRAL AREA CONT'D																
EPK	ELBOW PARK	2							.36							.36
HIL	HILLHURST		1	1						.15	.08					.23
HOU	HOUNSFIELD HEIGHTS/ BRIAR HILL	1							.09							.09
ING	INGLEWOOD		1							.07						.07
KIL	KILLARNEY/ GLENGARRY		2							.21						.21
PKH	PARKHILL		2							.18						.18
RIC	RICHMOND		2							.13						.13
RID	RIDEAU PARK	2							.30							.30
ROX	ROXBORO	1	1						.13	.06						.19
SHG	SHAGANAPPI		1							.10						.10
SOC	SOUTH CALGARY		2							.16						.16
TUX	TUXEDO PARK		1							.21						.21
UMR	MOUNT ROYAL UPPER	2							.47							.47
WHL	WEST HILLHURST		2							.22						.22

* Other Includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1985, BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY

TABLE 10 CONTINUED

Areas and Community Districts	Number of Residential Sites by Land Use Designation Categories							Net Acreage of Residential Sites by Land Use Designation Categories							
	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
CENTRAL AREA CONT'D															
WIN WINSTON HEIGHTS/ MOUNTVIEW		4							.32						.32
WMP WEST MOUNT PLEASANT		2							.28						.28
WND WINDSOR PARK		3							.28						.28
TOTAL CENTRAL AREA	**11**	**29**	**1**					**3.06**	**2.73**	**.08**					**5.87**
CALGARY TOTAL	**1,873**	**339**	**1**		**6**			**264.15**	**31.47**	**.08**		**.64**			**296.34**

* Other Includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

4. VACANT RESIDENTIAL SITES INVENTORY, 1985, December 31

This section contains a catalogue of those registered residential properties which were designated by the Assessment Classifications as being vacant and having no building assessment as of 1985, December 31. These sites were not necessarily on the market nor is it indicated here how many of them have building permits already issued.

The figures in Table 11 show that, as of 1985, December 31, the vacant residential site inventory was at the lowest level in the last five years. Compared to the preceding year's records, the number of vacant R-1 sites decreased by 12.6 per cent. The combined area of all vacant residential sites decreased by 63 net acres or 5.6 per cent.

Table 11

VACANT RESIDENTIAL SITE INVENTORY 1981-1985

	1981 Dec 31	1982 Dec 31	1983 Dec 31	1984 Dec 31	1985 Dec 31
R-1 Sites					
Number	6,180	6,162	5,095	4,365	3,817
Net Acres	818	801	668	564	513
R-2 Sites					
Number	1,489	2,248	2,285	1,974	1,485
Net Acres	168	216	206	187	156
Low Density RM-1 & RM-2 Multi-Dwelling District					
Number	69	73	97	82	89
Net Acres	64	53	85	76	79
Medium Density RM-3, RM-4 & RM-5 Multi-Dwelling District					
Number	136	253	339	306	240
Net Acres	57	246	227	197	207
Other Residential Sites					
Number	457	212	252	532	243
Net Acres	267	59	60	98	104
TOTAL RESIDENTIAL NET ACRES	**1,374**	**1,375**	**1,246**	**1,122**	**1,059**

The distribution of the vacant residential sites by Areas of the city since 1981 is shown on Table 12. The largest number of vacant R-1 and R-2 sites was found in the Northwest, which had 23.5 per cent of the Calgary total.

The same area also had the largest share of the vacant site area in all types of residential districts with 272 net acres or 25.7 per cent of the total. The list of vacant residential sites by Areas and Community Districts (1985) is provided in Table 13.

Table 12

VACANT RESIDENTIAL SITES BY AREA, 1981-1985

Year		Northwest	North	Northeast	Central	East	West	Southwest	South	Southeast	City Total
1981 Dec 31	Vacant R-1 & R-2 Sites Number	1,481	325	1,303	170	268	517	2,117	561	927	7,669
	Acres	199	45	149	24	29	86	282	73	99	986
	Total net acres of Vacant Residential Sites	242	88	188	68	37	146	373	116	116	1,374
	% of total	17.6	6.4	13.7	5.0	2.7	10.6	27.2	8.4	8.4	100
1982 Dec 31	Vacant R-1 & R-2 Sites Number	1,980	271	1,386	195	245	693	1,958	564	1,117	8,410
	Acres	242	39	130	23	21	105	264	73	119	1,016
	Total net acres of Vacant Residential Sites	336	52	141	86	23	173	324	110	130	1,375
	% of total	24.4	3.8	10.3	6.3	1.7	12.5	23.5	8.0	9.5	100
1983 Dec 31	Vacant R-1 & R-2 Sites Number	1,876	157	1,040	197	445	570	1,553	451	1,091	7,380
	Acres	223	24	89	23	46	89	213	56	111	874
	Total net acres of Vacant Residential Sites	324	43	99	82	46	167	276	88	121	1,246
	% of total	26.0	3.5	7.9	6.6	3.7	13.4	22.1	7.0	9.7	100
1984 Dec 31	Vacant R-1 & R-2 Sites Number	1,682	203	1,107	185	410	443	1,238	390	681	6,339
	Acres	203	28	103	20	43	69	168	52	66	752
	Total net acres of Vacant Residential Sites	300	55	138	71	46	136	220	79	77	1,122
	% of total	26.7	4.9	12.3	6.3	4.1	12.1	19.6	7.1	6.9	100
1985 Dec 31	Vacant R-1 & R-2 Sites Number	1,244	178	976	178	409	345	1,025	235	712	5,302
	Acres	174	26	95	21	38	53	153	33	76	669
	Total net acres of Vacant Residential Sites	272	57	110	77	41	131	206	68	97	1,059
	% of total	25.7	5.4	10.4	7.3	3.9	12.4	19.4	6.4	9.1	100

Table 13 VACANT RESIDENTIAL SITES INVENTORY BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY, 1985, DECEMBER 31

Areas and Community Districts		Number of Vacant Residential Sites by Land Use Designation Categories							Net Acreage of Vacant Residential Sites by Land Use Designation Categories							
		R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
NORTHWEST AREA																
BOW	BOWNESS	25	21			6			5.50	6.58			.89			12.97
DAL	DALHOUSIE	2	1						.23	.18						.41
EDG	EDGEMONT	289	3	6		9		2	42.95	.21	17.04		10.86		3.16	74.22
GRE	GREENWOOD/ GREENBRIAR	150		2	2	1		3	13.28		9.20	7.46	3.75		5.28	38.97
HAW	HAWKWOOD	266	7				1		36.81	1.03				3.33		41.17
MAC	MACEWAN GLEN	141	8	1					13.02	1.06	5.00					19.08
MON	MONTGOMERY	1	3			1			.20	.34			3.14			3.68
RAN	RANCHLANDS	6	4					1	.95	.51					1.50	2.96
SAN	SANDSTONE VALLEY	75	71	1					14.18	6.84	6.43					27.45
SCE	SCENIC ACRES	121				1		4	19.47				7.05		4.70	31.22
SIL	SILVER SPRINGS	2	11					2	1.91	1.57					7.34	10.82
VAR	VARSITY	37						2	6.85						1.90	8.75
TOTAL NORTHWEST AREA		**1,115**	**129**	**10**	**2**	**18**	**1**	**14**	**155.35**	**18.32**	**37.67**	**7.46**	**25.69**	**3.33**	**23.88**	**271.70**
NORTH AREA																

* Other Includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

VACANT RESIDENTIAL SITES INVENTORY BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY, 1985, DECEMBER 31

TABLE 13 CONTINUED

Areas and Community Districts		Number of Vacant Residential Sites by Land Use Designation Categories							Net Acreage of Vacant Residential Sites by Land Use Designation Categories							
		R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
NORTH AREA CONT'D																
X03		67		1		1			9.03		3.81		5.00			17.84
BED	BEDDINGTON HEIGHTS	5	20			4		1	.54	1.40			6.35		2.18	10.47
HUN	HUNTINGTON HILLS	2	76			2			.37	13.42			7.50			21.29
NHV	NORTH HAVEN	7				1			.73				4.55			5.28
THO	THORNCLIFFE/ GREENVIEW		1		3	1				.19		.63	.86			1.68
TOTAL NORTH AREA		**81**	**97**	**1**	**3**	**9**		**1**	**10.67**	**15.01**	**3.81**	**.63**	**24.26**		**2.18**	**56.56**
NORTHEAST AREA																
ABB	ABBEYDALE		1							6.00						6.00
BUR	BURLINGTON	1	48					3	1.50	4.02					6.38	11.90
CAS	CASTLERIDGE	46		49					6.07		2.56					8.63
FAL	FALCONRIDGE	72	162					3	6.77	11.53					.24	18.54
MRL	MARLBOROUGH	41							3.88							3.88
MRT	MARTINDALE	371							26.62							26.62
MAL	MAYLAND HEIGHTS	14	4			1			1.75	.40			.29			2.44

* Other Includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

VACANT RESIDENTIAL SITES INVENTORY BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY, 1985, DECEMBER 31

TABLE 13 CONTINUED

Areas and Community Districts		Number of Vacant Residential Sites by Land Use Designation Categories							Net Acreage of Vacant Residential Sites by Land Use Designation Categories							
		R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
NORTHEAST AREA CONT'D																
PIN	PINERIDGE	41	7			4		6	9.58	.98			2.13		.84	13.53
RUN	RUNDLE					1							3.00			3.00
TAR	TARADALE	11	134						.90	11.53						12.43
TEM	TEMPLE		1							.50						.50
WHI	WHITEHORN	16	6						2.56	.42						2.98
TOTAL NORTHEAST AREA		**613**	**363**	**49**		**6**		**12**	**59.63**	**35.38**	**2.56**		**5.42**		**7.46**	**110.45**
EAST AREA																
ALB	ALBERT PARK/ RADISSON HEIGHTS		7			5				1.06			.82			1.88
APP	APPLEWOOD PARK	95						1	9.88						.65	10.53
DOV	DOVER	1	1			1			.29	.35			1.17			1.81
ERI	ERIN WOODS	1	280						.11	22.17						22.28
FHT	FOREST HEIGHTS		20			1				3.38			.15			3.53
FLN	FOREST LAWN	3	1			2			.44	.18			.57			1.19
TOTAL EAST AREA		**100**	**309**			**9**		**1**	**10.72**	**27.14**			**2.71**		**.65**	**41.22**

* Other Includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

VACANT RESIDENTIAL SITES INVENTORY BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY, 1985, DECEMBER 31

TABLE 13 CONTINUED

Areas and Community Districts		Number of Vacant Residential Sites by Land Use Designation Categories							Net Acreage of Vacant Residential Sites by Land Use Designation Categories							
		R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
SOUTHEAST AREA																
MCK	MCKENZIE	398	22			3			43.85	2.77			10.65			57.27
OGD	OGDEN	3	5						.32	.46						.78
RIV	RIVERBEND	32	193					4	2.86	16.67					9.97	29.50
X06		59							9.38							9.38
TOTAL SOUTHEAST AREA		**492**	**220**			**3**		**4**	**56.41**	**19.90**			**10.65**		**9.97**	**96.93**
SOUTH AREA																
DRG	DEER RIDGE	2	2	1		50			1.67	4.84	2.17		10.59			19.27
DRN	DEER RUN	83	10						9.65	1.11						10.76
LKB	LAKE BONAVISTA	7							.90							.90
MID	MIDNAPORE	30				2			4.13				4.52			8.65
QLD	QUEENSLAND DOWNS							1							4.00	4.00
SDC	SUNDANCE	37	62	3				5	4.57	5.81	3.86				9.54	23.78
WIL	WILLOW PARK	2							.48							.48
TOTAL SOUTH AREA		**161**	**74**	**4**		**52**		**6**	**21.40**	**11.76**	**6.03**		**15.11**		**13.54**	**67.84**

* Other Includes: RM-6 High Density Multi-Dwelling District; RM-7 High Density Multi-Dwelling District; R-MH Residential Mobile Home District; DC Direct Control District; UR Urban Reserve District; C Commercial District

VACANT RESIDENTIAL SITES INVENTORY BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY, 1985, DECEMBER 31

TABLE 13 CONTINUED

Areas and Community Districts		Number of Vacant Residential Sites by Land Use Designation Categories							Net Acreage of Vacant Residential Sites by Land Use Designation Categories							
		R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
SOUTHWEST AREA																
BYV	BAYVIEW	1							.22							.22
CAN	CANYON MEADOWS	28				2			11.34				8.93			20.27
CED	CEDARBRAE	12	21	2					1.47	2.52	7.53					11.52
EAG	EAGLE RIDGE	1							.42							.42
KEL	KELVIN GROVE				1							1.52				1.52
KIN	KINGSLAND					1							2.33			2.33
MLR	MILLRISE	424	25			2		2	59.53	2.17			6.20		3.35	71.25
OAK	OAKRIDGE	2			3				.29			13.59				13.88
PAL	PALLISER	36							12.80							12.80
SHN	SHAWNESSY/ SHAWVILLE	114	92	1		1		2	13.61	8.10	3.76		3.56		1.14	30.17
SOW	SOUTHWOOD					1							.85			.85
WBN	WOODBINE	180	5	1					28.86	.64	.70					30.20
WOO	WOODLANDS	29		1					3.97		.07					4.04
X13		55							6.94							6.94

* Other Includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

VACANT RESIDENTIAL SITES INVENTORY BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY, 1985, DECEMBER 31

TABLE 13 CONTINUED

Areas and Community Districts		Number of Vacant Residential Sites by Land Use Designation Categories							Net Acreage of Vacant Residential Sites by Land Use Designation Categories							
		R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
SOUTHWEST AREA CONT'D																
TOTAL SOUTHWEST AREA		**882**	**143**	**5**	**4**	**7**		**4**	**139.45**	**13.43**	**12.06**	**15.11**	**21.87**		**4.49**	**206.41**
WEST AREA																
COA	COACH HILL	56	2			2			9.14	1.72			14.61			25.47
GBL	GLENBROOK		2							.28						.28
GLA	GLAMORGAN			1							4.56					4.56
LKV	LAKEVIEW	1							.10							.10
LPK	LINCOLN PARK			4		5					7.49		10.54			18.03
NGM	NORTH GLENMORE	1							.14							.14
PAT	PATTERSON	94				6		1	17.09				14.97		2.92	34.98
SPR	SPRUCE CLIFF		4			1				.49			.36			.85
STR	STRATHCONA PARK	69		1		5			9.63		2.07		18.40			30.10
WGT	WESTGATE	1							.24							.24
X14		115						1	14.45						1.74	16.19
TOTAL WEST AREA		**337**	**8**	**6**		**19**		**2**	**50.79**	**2.49**	**14.12**		**58.88**		**4.66**	**130.94**

* Other Includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
C Commercial District

VACANT RESIDENTIAL SITES INVENTORY BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY, 1985, DECEMBER 31

TABLE 13 CONTINUED

Areas and Community Districts		Number of Vacant Residential Sites by Land Use Designation Categories							Net Acreage of Vacant Residential Sites by Land Use Designation Categories							
		R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
CENTRAL AREA																
ALT	ALTADORE		7			8				.67			1.11			1.78
BEL	BEL-AIRE	4							1.17							1.17
BNF	BANFF TRAIL		2			1				.22			.21			.43
BNK	BANKVIEW		3	1	2		5			.21	.06	.11		.81		1.19
BRD	BRIDGELAND/ RIVERSIDE		3		6	8	8			.25		.96	1.00	.73		2.94
CAM	CAMBRIAN HEIGHTS	1					1		.18					3.38		3.56
CAP	CAPITOL HILL		4							.33						.33
CLI	CLIFF BUNGALOW			1			3				.13			.46		.59
CON	CONNAUGHT							52							6.22	6.22
CRE	CRESCENT HEIGHTS		1	2		4	9			.14	.19		.44	.97		1.74
DNE	DOWNTOWN EAST							38							5.55	5.55
DNW	DOWNTOWN WEST							29							2.48	2.48
EAU	EAU CLAIRE							24							14.94	14.94
EPK	ELBOW PARK	12	1						2.60	.11						2.71

* Other Includes:
RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
C Commercial District

VACANT RESIDENTIAL SITES INVENTORY BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY, 1985, DECEMBER 31

TABLE 13 CONTINUED

Areas and Community Districts		Number of Vacant Residential Sites by Land Use Designation Categories							Net Acreage of Vacant Residential Sites by Land Use Designation Categories							
		R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
CENTRAL AREA CONT'D																
ERL	ERLTON		5							.49						.49
EYA	ELBOYA	2							.29							.29
HIL	HILLHURST		5	1						.46	.09					.55
HOU	HOUNSFIELD HEIGHTS/ BRIAR HILL	3							.33							.33
HPK	HIGHLAND PARK		5							.45						.45
ING	INGLEWOOD		16	1						1.42	1.13					2.55
KIL	KILLARNEY/ GLENGARRY		4			1	1			.35			.13	.16		.64
LMR	MOUNT ROYAL LOWER						26							2.55		2.55
MAF	MAYFAIR	1							.33							.33
MAN	MANCHESTER		1							.12						.12
MIS	MISSION							20							2.20	2.20
PKD	PARKDALE	1							.10							.10
PKH	PARKHILL/ STANLEY PARK		10							.75						.75
RAM	RAMSAY		10							.84						.84

* Other Includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

VACANT RESIDENTIAL SITES INVENTORY BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY, 1985, DECEMBER 31

TABLE 13 CONTINUED

Areas and Community Districts		Number of Vacant Residential Sites by Land Use Designation Categories							Net Acreage of Vacant Residential Sites by Land Use Designation Categories							
		R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
CENTRAL AREA CONT'D																
RDL	ROSEDALE	3							.92							.92
REN	RENFREW		5							.46						.46
RIC	RICHMOND		8			5	1			.59			.70	.07		1.36
RID	RIDEAU PARK							2							1.45	1.45
SCA	SCARBORO	1							.06							.06
SHG	SHAGANAPPI		1							.14						.14
SNA	SUNALTA			3	4		5				.32	.36		.77		1.45
SOC	SOUTH CALGARY		7							.56						.56
SSD	SUNNYSIDE		2	5						.14	.38					.52
STA	ST. ANDREWS HEIGHTS		2					1		.14					.53	.67
TUX	TUXEDO PARK		6			5				.57			.59			1.16
UMR	MOUNT ROYAL UPPER	4							.84							.84
VIC	VICTORIA PARK						4	32						.43	3.99	4.42
WHL	WEST HILLHURST	3	13					1	.36	1.02					.12	1.50

* Other Includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

VACANT RESIDENTIAL SITES INVENTORY BY AREAS AND COMMUNITY DISTRICTS (1985), CALGARY, 1985, DECEMBER 31

TABLE 13 CONTINUED

Areas and Community Districts	Number of Vacant Residential Sites by Land Use Designation Categories							Net Acreage of Vacant Residential Sites by Land Use Designation Categories							
	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	R-1	R-2	RM-1 & RM-2	RM-3	RM-4	RM-5	Other*	Total
CENTRAL AREA CONT'D															
WIN WINSTON HEIGHTS/ MOUNTVIEW		9							1.16						1.16
WMP WEST MOUNT PLEASANT		9							.88						.88
WND WINDSOR PARK	1	3						1.57	.35						1.92
TOTAL CENTRAL AREA	**36**	**142**	**14**	**12**	**32**	**63**	**199**	**8.75**	**12.82**	**2.30**	**1.43**	**4.18**	**10.33**	**37.48**	**77.29**
CALGARY TOTAL	**3,817**	**1,485**	**89**	**21**	**155**	**64**	**243**	**513.17**	**156.25**	**78.55**	**24.63**	**168.77**	**13.66**	**104.31**	**1,059.34**

* Other Includes:

RM-6	High Density Multi-Dwelling District	DC	Direct Control District
RM-7	High Density Multi-Dwelling District	UR	Urban Reserve District
R-MH	Residential Mobile Home District	C	Commercial District

5. CALGARY HOUSING STATISTICS, 1981-1985

This Section of the report provides information about housing production over the past five years as well as Calgary's 1985 housing inventory.

A. Table 14 presents statistics showing the completed number of dwelling units by type of structure between 1981 and 1985. It also shows the number of dwelling units under construction on the last days of 1984 and 1985. These figures indicate that total dwelling unit completions decreased in 1985 by 1,307 units or 39.4 per cent from 1984. The drop in the Single-Detached and Duplex category was 19.2 per cent, while in the Multi-Units type the decline was 83.7 per cent. The "Dwelling Units Under Construction" statistics demonstrate a significant increase in housing industry activity. At 1985, December 31 only 1,188 dwelling units were under construction in Calgary, an increase of 490 units or 70.2 per cent from a year earlier, but still 51.2 per cent below the 1983 year-end inventory. The Single-Detached and Duplex category shows a 92.8 per cent increase, while the Multi-Dwelling group is above last year's figure by 14.0 per cent.

B. Table 15 is an assembly of statistics derived from the annual Civic Census between 1981-1985. It is evident from the housing and population statistics that the number of dwelling units increased faster than the population.

During this five year period the city's population grew by 5.6 per cent, while the number of dwellings increased by 15.0 per cent. Between 1984 and 1985 the number of total dwellings grew by 2,678 units or 1.1 per cent. The largest increase - 2,038 units or 1.7 per cent - was recorded in the Single Family category. Apartment dwelling units increased by 876 or 1.5 per cent. The average number of people per dwelling unit remained fairly similar during 1981-82-83, but in the last two years, especially in 1985 a marked decrease occurred in each category.

The city-wide vacancy rate for all residential units decreased to 7.04 per cent in 1985 from a rate of 8.47 per cent in 1984. The largest change occurred in the Apartment category where the vacancy rate was 16.70 per cent in 1984 while the 1985 census recorded a 10.81 per cent vacancy rate.

More details are on Table 15.

Table 14

DWELLING UNITS COMPLETED AND UNDER CONSTRUCTION, CALGARY, 1981-1985*

Type of Structure	Number of Dwelling Units Completed					Number of Dwelling Units Under Construction	
	1981	1982	1983	1984	1985	1984, Dec 31	1985, Dec 31
Single-Detached & Duplex	8,407	4,923	3,728	2,275	1,839	498	960
Row, Apartment & Other	4,305	7,113	5,255	1,041	170	200	228
Total	**12,712**	**12,036**	**8,983**	**3,316**	**2,009**	**698**	**1,188**

* Source: Canada Mortgage and Housing Corporation: Canadian Housing Statistics

Table 15

HOUSING STATISTICS, CALGARY, 1981-1985*

TYPE OF STRUCTURE		'81 April	'82 April	'83 April	'84 April	'85 April
Single Family	No. of Occupied Dwell Units	107,956	113,449	116,530	119,115	120,914
	No. of Vacant Dwell Units	2,308	2,497	3,008	3,154	3,393
	No. of Total Dwell Units	110,264	115,946	119,538	122,269	124,307
	Vacancy Rate (%)	2.09	2.15	2.52	2.58	2.73
	Average No. of People/D.U.	3.26	3.24	3.21	3.16	3.12
Duplex	No. of Occupied Dwell Units	16,419	17,177	17,184	16,924	16,708
	No. of Vacant Dwell Units	574	530	976	1,238	1,421
	No. of Total Dwell Units	16,993	17,707	18,160	18,162	18,129
	Vacancy Rate (%)	3.38	2.99	5.37	6.82	7.84
	Average No. of People/D.U.	3.08	3.09	3.04	2.99	2.97
Apartment	No. of Occupied Dwell Units	46,985	48,729	47,212	49,944	54,258
	No. of Vacant Dwell Units	1,827	2,655	10,074	10,011	6,573
	No. of Total Dwell Units	48,812	51,384	57,286	59,955	60,831
	Vacancy Rate (%)	3.74	5.17	17.59	16.70	10.81
	Average No. of People/D.U.	1.68	1.71	1.67	1.61	1.59
Rowhousing	No. of Occupied Dwell Units	20,825	22,184	22,463	22,785	23,509
	No. of Vacant Dwell Units	705	1,156	2,861	3,079	2,444
	No. of Total Dwell Units	21,530	23,340	25,324	25,864	25,953
	Vacancy Rate (%)	3.27	4.95	11.30	11.90	9.42
	Average No. of People/D.U.	2.85	2.86	2.81	2.75	2.72
Other (Converted structures, mobile homes, other)	No. of Occupied Dwell Units	21,238	22,744	21,829	21,078	20,545
	No. of Vacant Dwell Units	1,768	1,588	2,974	3,795	4,036
	No. of Total Dwell Units	23,006	24,332	24,803	24,873	24,581
	Vacancy Rate (%)	7.68	6.52	12.00	15.26	16.42
	Average No. of People/D.U.	2.40	2.43	2.39	2.33	2.31
Total	**No. of Occupied Dwell Units**	**213,423**	**224,283**	**225,218**	**229,846**	**235,934**
	No. of Vacant Dwell Units	**7,182**	**8,426**	**19,893**	**21,277**	**17,867**
	No. of Total Dwell Units	**220,605**	**232,709**	**245,111**	**251,123**	**253,801**
	Vacancy Rate (%)	**3.26**	**3.62**	**8.12**	**8.47**	**7.04**
	Average No. of People/D.U.	**2.77**	**2.78**	**2.76**	**2.70**	**2.65**

* Source: CITY OF CALGARY Annual Census